

**SITE DEVELOPMENT PLAN
OF PORTIONS 410
OF THE FARM
DRIEFONTEIN 85-IR**
Boksburg West Ext 7
PROVINCE OF GAUTENG
Ekurhuleni
SCALE 1:500

LEGEND:

	EXISTING PALM TREE / ALOE		NEW MEDIUM SIZE TREE
	EXISTING SMALL TREE		GRASS
	EXISTING LARGE TREE		ROAD INTERLOCK PAVING
	NEW SMALL TREE		PARKING INTERLOCK PAVING

AREA SCHEDULE:

BLOCKS AREA PER FLOOR:	
BLOCK "A"	294.50 m ²
BLOCK "B"	344.20 m ²
BLOCK "D"	442.70 m ²
BLOCK "E"	471.20 m ²
NUMBER OF BLOCKS	
BLOCK "A" =	8 BLOCKS
BLOCK "B" =	1 BLOCKS
BLOCK "D" =	3 BLOCKS
BLOCK "E" =	3 BLOCKS
TOTAL BLOCKS	15 BLOCKS

1 BEDROOM FLAT		BLOCKS AREA PER FLOOR:	
BLOCK "A" = 2 x 4 x 8 =	64	BLOCK "A" =	294.50 m ²
BLOCK "B" = 2 x 4 x 1 =	8	BLOCK "B" =	344.20 m ²
BLOCK "D" =	0	BLOCK "D" =	442.70 m ²
BLOCK "E" =	0	BLOCK "E" =	471.20 m ²
TOATL 1 BEDROOM FLATS	72	AREA PER BLOCK (4 FLOORS):	
2 BEDROOMS - 1 BATHROOM		BLOCK "A" = 294.50 m ² x 4	1178.00 m ²
BLOCK "A" = 2 x 4 x 8 =	64	BLOCK "B" = 344.20 m ² x 4	1376.80 m ²
BLOCK "B" =	0	BLOCK "D" = 442.70 m ² x 4	1770.80 m ²
BLOCK "D" =	0	BLOCK "E" = 471.20 m ² x 4	1884.80 m ²
BLOCK "E" =	0	AREA PER BLOCKS	
TOATL 2 BEDROOM FLATS	64	BLOCK "A" = 8 x 1178.00 m ² =	9424.00 m ²
2 BEDROOMS - 2 BATHROOMS		BLOCK "B" = 1 x 1376.80 m ²	1376.80 m ²
BLOCK "A" =	0	BLOCK "D" = 3 x 1770.80 m ² =	5310.00 m ²
BLOCK "B" = 2 x 4 x 1 =	8	BLOCK "E" = 3 x 1884.80 m ² =	5654.40 m ²
BLOCK "D" = 4 x 4 x 3 =	48	TOTAL AREA =	21764.40 m²
BLOCK "E" = 2 x 4 x 3 =	24	TOTAL NUMBER OF BLOCKS	TOTAL NUMBER OF FLATS = 15 x 16 =
TOATL 2 BEDROOM FLATS	80	TOTAL BUILDING AREA =	22894.30 m²
3 BEDROOMS - 2 BATHROOMS		COVER CALCULATION:	
BLOCK "A" =	0	BLOCK "A" = 8 x 294.50 m ² =	2356.00 m ²
BLOCK "B" =	0	BLOCK "B" = 1 x 344.20 m ² =	344.20 m ²
BLOCK "D" =	0	BLOCK "D" = 3 x 442.70 m ² =	1328.10 m ²
BLOCK "E" = 2 x 4 x 3 =	24	BLOCK "E" = 3 x 471.20 m ² =	1413.60 m ²
TOATL 3 BEDROOM FLATS	24	EXISTING BUILDING	1097.90 m ²
FLATS PROPORTION IN %		GUARD HOUSE	32.00 m ²
1 BEDROOM FLATS - 72	30.00 %	COVERED AREA =	6571.80 m²
2 BED. - 1 BATH FLATS - 64	26.67 %		
2 BED. - 2 BATH. FLATS - 80	33.33 %		
3 BEDROOM FLATS - 24	10.00 %		

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION	
Erf / Portion	410 Site Area: 30859 m²
Township	Boksburg West Ext 7
ZONING INFORMATION	
Use Zone	RESIDENTIAL 3

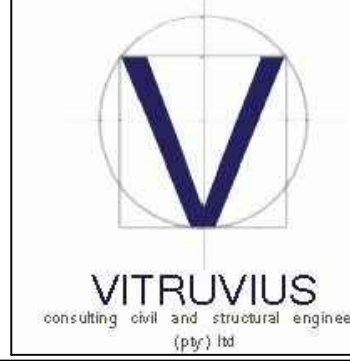
DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
5 Storeys	Height Zone	4 Storeys
N/A	Height of buildings	4 Storeys
80% = 24687.2 m ²	Coverage	21.30% = 6571.80 m ²
F.A.R. 1.2 = 37030.8 m ²	Floor Area Ratio	F.A.R. 0.7 = 22894.30 m ²
37030.8 m ²	Floor Area	22894.30 m ²
100	Density (dwelling unit / ha)	78
308	No. of dwelling units / erf	240

PARKING		
Parking ratio per use	No. of units	Required parking
1 bedroom flat - 1 parking / unit	72	108 parking bays
2 bedrooms flat - 1.5 parking / unit	144	216 parking bays
3 bedrooms flat - 2 parking / unit	24	48 parking bays
visitors - 3 bedrooms flat - 1/3 units	24	8 parking bays
covered parking - 1 per unit	240	240 parking bays
Total parking bays REQUIRED		380 parking bays
Total parking bays PROVIDED		390 parking bays
Surplus No. of parking bays		10 parking bays

The information provided above is hereby certified to be correct and precise

NAME: **VITRUVIUS** SIGNATURE: _____
 DATE: **28th May 2015** PLAN NUMBER: **BX7-SDP-0515/002**

REEFLORDS PROPERTY DEVELOPMENT (Pty) Ltd



VITRUVIUS
consulting civil and structural engineers (Pty) Ltd

